

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

☐ Individual appearing without attorney
☒ Attorney for: David Seror, Chapter 7 Trustee

**UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - SAN FERNANDO VALLEY DIVISION**

In re:
OWNER MANAGEMENT SERVICE, LLC; OMS, LLC dba
in California as OMS GLOBAL, LLC, f/k/a RAMSFIRE
GLOBAL, LLC; RAMSFIRE EQUITY PARTNERS, INC.;
WESTSIDE SERVICING COMPANY; CD-04, INC.;
CREATIVE GROUP RESOURCE, LLC; DOROTHY
MATSUBA; THOMAS MATSUBA; and, JAMIE
MATSUBA,

Debtor(s).

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/20/2021

Location: Courtroom 302, 21041 Burbank Blvd., Woodland Hills, CA 91367

Last date to file objections: 10/06/2021

Residential real property located at 10125 De Soto Avenue #41, Chatsworth, CA 91311.

Cash sale, no warranties, "as-is, where-is" "all faults" basis, without warranties, express or implied, and no contingencies, free and clear of all liens, claims, interests and encumbrances. Initial minimum overbid \$485,000.00, minimum increments of \$5,000 thereafter. Overbid deposit \$14,400.00, plus proof of financial worthiness to close sale, payable to "David Seror, Chapter 7 Trustee" due at sale hearing or prior thereto delivered to counsel for Trustee.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

Minimum overbid of \$485,000.00; \$5,000 minimum increments thereafter. Deposit of \$14,400.00 due at sale hearing or delivered to counsel for Trustee prior thereto at address set forth at top left of the first page of this Notice.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

October 20, 2021 at 10:30 a.m. in Courtroom 302, United States Bankruptcy Court located at 21041 Burbank Blvd, Woodland Hills, CA 91367 via ZoomGov

The following is the unique ZoomGov connection information for the above-referenced hearing:

Meeting URL: <https://cacb.zoomgov.com/j/1607598898>

Meeting ID: 160 759 8898

Password: 941762

Telephone: 1-669-254-5252 OR 1-646-828-7666

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Jessica L. Bagdanov

Jessica S. Wellington

Brutzkus Gubner

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Woodland Hills, CA 91367

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Date: 09/29/2021